

Financial,
Manufacturing,
Real Estate.

THE TIMES FOUNDED 1886.
THE DISPATCH FOUNDED 1860.

The Times



Dispatch

Want Ads.,
Agriculture,
Commerce.

RICHMOND, VA., SUNDAY, JULY 24, 1910.

PRICE FIVE CENTS.

REAL ESTATE AND BUILDING NEWS

Valuable Business Prop-
erty Changes Hands;
Particulars Lacking

DEMAND FOR CASH BY HOME-MAKERS

High Rents Driving People to
Borrow Money to Build Homes.
Much Inquiry for Garden-
ing and Small Farm Prop-
erty—Building Opera-
tions Decidedly Active.

The past week has shown decided activity in real estate for a midsummer season. However, the activity was about in spots, some of the agents reporting a continuance of the summer dullness. However, all of them are busy enough, but all of them are not busy selling dirt. The rental agents, or, at least, such of them as have not yet closed out their entire lists, are doing considerable business with the home renters, and those who have money to lend for home and house building purposes have been exceedingly busy the past week. One prominent realty dealer and money lender says he never knew such active demand for money to build homes.

Cheaper Than Rent.
Any number of people, who have saved up enough cash to start with, have reached the conclusion that in view of high rents it is cheaper to borrow money and build than it is to live in a leased home. So great is the demand for this kind of money that a slight scarcity of funds for such purpose is noticeable. This, however, is largely due to the fact that many of the Richmond capitalists and money lenders are away taking their summer vacations, and the cash left in the hands of real estate agents to be put out on realty security has been drawn on more rapidly than the supply has come in. This trouble of this kind will all be over soon.

High-Priced Property Sold.
The transactions in the selling line for the past week were not as numerous as they have been during some recent weeks, but several large transactions in business property ran the figures up to an amount in excess of some of those recorded in very recent past weeks. Some of these large deals have been on the string for quite a while, and have already been reported.

The agents are, as usual, rather reticent, but estimates in dollars and cents place the figures for the week at fully \$200,000. The J. B. Sauer report sales of over \$100,000, mostly of business property, and they were mainly deals that have long been on the string, but they decline to give out the particulars for publication. J. Thompson Brown & Co. report small sales, small for them, running not over \$20,000, consisting of residence property in the main. Amos & Polindexter found something to do in the Battle Abbey section, and also Hanover Street. A deal involving more than a dozen lots near the Battle Abbey was yesterday on the eve of being closed up, but is not recorded in the above totals, because the finishing touches have not yet been put on the deal. This interesting deal will tumble out of the string during this week.

Factory Property Changes Hands.
Perhaps the most interesting reportable sale of the week just closed was made by John W. Bates & Co. They sold the factory on Twenty-first Street which has so long been used by the Sauer Flavoring Extract Company. The buyers were the Duplex Envelope Company, of this city, who will move their big envelope making plant there as soon as the C. F. Sauer Company completes their new extract factory and moves in. The price was \$12,000. Bates & Co. also made some other large-sized sales, but in the language of the seller, they are as yet unreportable.

William Purcell, Jr., Company report the sale of six vacant lots on several streets in the West End, which totalled \$10,925. Many other agents report small sales in various parts of the city, and nearly all of them had a hand in running the total for the week up to the \$200,000 named.

Another big transaction which was really closed before last week was the purchase of the old Ball House, at the corner of East Franklin Street, adjoining the old Ballard House, by J. T. Nickols, the well known contractor and builder.

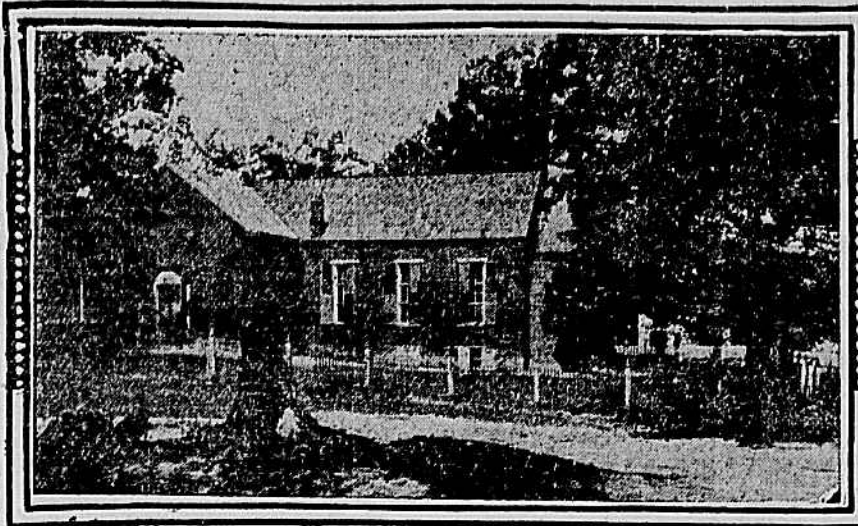
The four houses on this property are being torn down and a store, which is to be occupied by January 1 next by the Little Shoe Company, who have already leased it for a term of years. This mammoth building will contain 45,000 square feet of floor room, and will be a first-class, up-to-date wholesale shoe house, being built especially for that business.

Seeking Small-Sized "Farms."
From all quarters come reports of very active, even urgent, inquiry for large lots, even acreage, in the far suburbs that are convenient to trolley lines and steam railways. Numbers of salaried men in the city who have saved up some money are seeking such lands up from two to ten-acre plots, upon which they propose to build homes for their families and have enough ground left to raise vegetables, small fruits and fowls, and maybe keep a cow. Business men of all kinds are catching the small farm mania. These salaried men and working men have also caught the fever, but because of their labor they propose to undertake only such acreage as they can till themselves in the early morning hours before business and in the long afternoons after they have left off on some of the trolley work. This class of homes within from four to ten miles along the trolley lines and railways are becoming exceedingly popular.

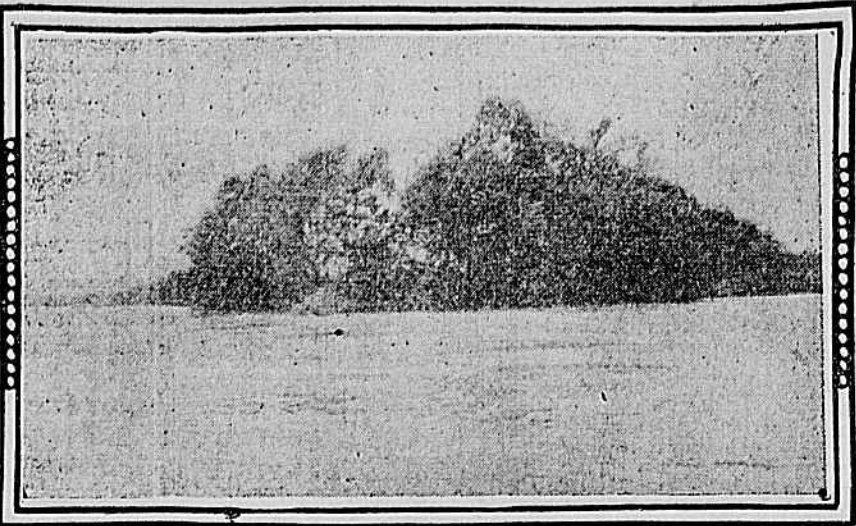
Many of the agents who handle

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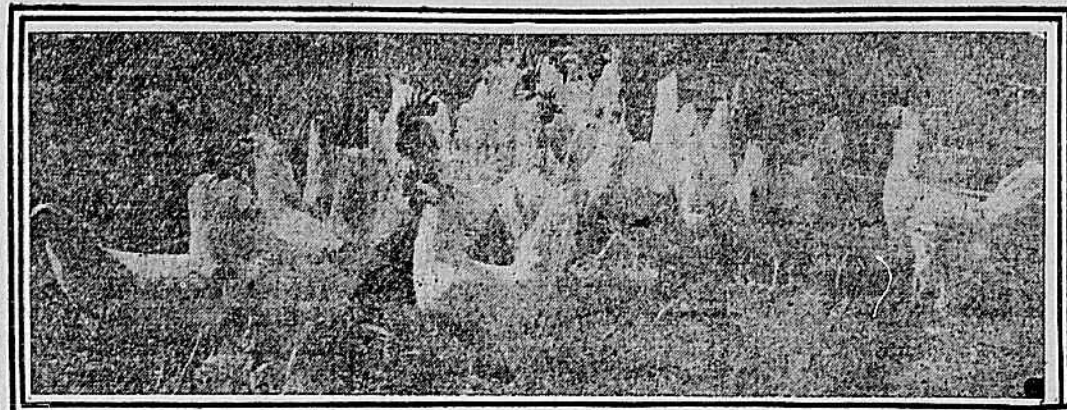
SCENES IN AND AROUND FORK UNION



100-YEAR-OLD CHURCH.



INTERSECTION OF JAMES AND RIVANNA, NEAR COLUMBIA.



CHICKEN INDUSTRY.



HERD OF FLUVANNA HEREFORDS.

THE GREATER FAIR: VIRGINIA'S SHOW

Fifty Thousand Dollars to Be Of-
fered in Prizes, Premiums
and Purses.

LONG AND FULL PREMIUM LIST

The October Exhibition to Be the
Greatest Ever—Pride of
All Virginia.

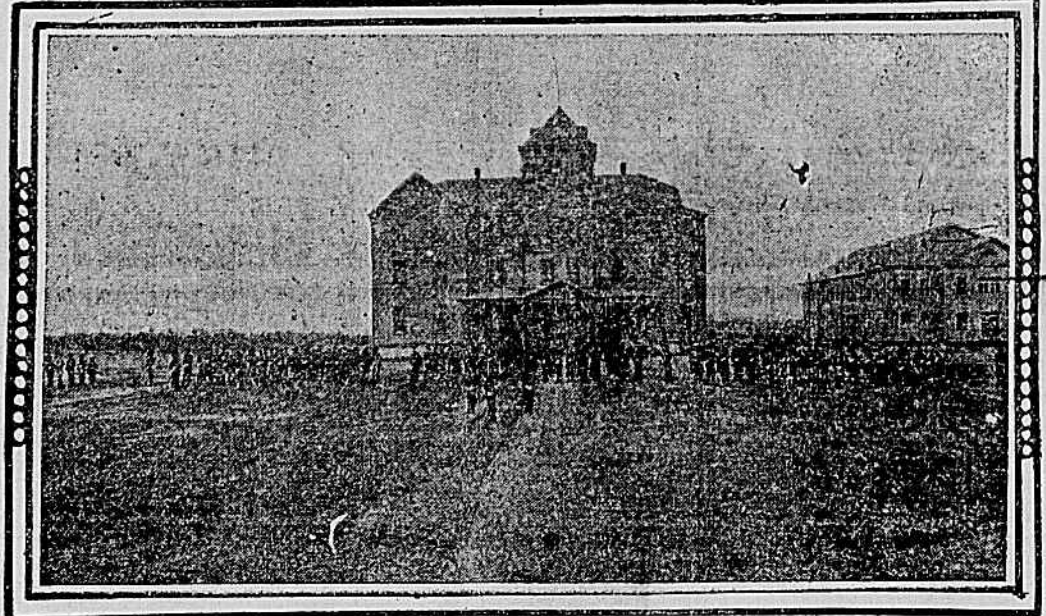
The premium list of the State Fair of Virginia, which will be held during the first week in October—3d to 5th inclusive—has just come from the press, and is being mailed to the exhibitors of the previous fairs of the association. A postal to Mark H. Lloyd, general manager, will bring you a copy by return mail. The 148-page publication is printed on heavy supercalendered paper with a handsome embossed cover. In the center of which a half-tone of the celebrated Jersey bull, Oxford Lad, recently sold at auction for the sum of \$12,500, is in thorough keeping with the classes and prizes contained within its covers. It was thought in 1909 that the classification was complete, but a study of the classes which have been added clearly indicate that the fair management is determined to build up a fair in which all residents of Virginia will take pride, and which, it is hoped, will stimulate all breeders and farmers to increased efforts in perfecting and increasing the value of the live stock and farm products of the Old Dominion.

Horses, Mules and Cattle.
A cursory examination of the premium list discloses the fact that department A, horses, contains complete classes for fourteen distinct breeds, and also for the China, Chester, Clyden, Shires, Suffolks, as well as other draft breed, and further that it includes hackney, French and German coach, thoroughbred, standard bred, Morgan, and also ponies, saddle horses, jacks and mules. The cattle department, B, offers premiums for fourteen distinct breeds, including the Shorthorn, Hereford, Galloway and Angus of the beef types, the Red Polled and Devon of dual purpose, and Jerseys, Holsteins, Brown Swisses, Kerry, Ayrshires, Dutch Belted and Guernsey of the dairy breeds. In each of these sections the premiums average more than \$500, so that a total of approximately \$8,500 is offered for cattle. An attractive fat-cattle class is also carried.

Hogs, Sheep and Poultry.
In the swine department classes are provided for Berkshires, Duroc Jerseys, Yorkshires, Poland Chinas, Chester Whites, Tamworth, Essex, Victorias, Large Black, and also for other distinct breeds, as well as barrows. The sheep department should prove especially attractive, as it contains sections devoted to Dorsets, Cotswolds, Southdown Shropshires, Hampshire, Oxford Down, Cheviots, Lincoln, Leicester, the Merinos, American, Spanish, Delaware or Black Top, as well as Rambouillet, and also Angora goats. A class for weathers has also been added.

The poultry, pigeon and pet stock departments is complete, same including practically every known variety of fowls. In this department the premiums payable have been doubled, and it is certain that the cackling and crowing of thousands of birds will lend noise, if not action, to the fair. In writing of the live stock department it would be a serious omission to fail to call attention to the exceedingly numerous and attractive special prizes. Through the active and intelligent industry of the management the attention of the great live

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FORK UNION MILITARY ACADEMY.

A LIFELESS WEEK IN TOBACCO TRADE

Loose Leaf Houses Are "Running Dark," and
Only Trading Done Is in
Prized Stocks.

The past week was a lifeless one in the leaf tobacco trade of Virginia and the Carolinas, that is, almost lifeless, for it is understood that all of the loose leaf houses are closed, or, as the theatre people would say, they are "running dark houses." The trading that is being done is in prized stocks. In Richmond the package business was light, although there was a little something doing, both in dark and bright types. Something like 300 hogsheds and smaller packages changed hands, all of the darks being for export and the bulk of the brights for domestic consumption. The market was steady and very firm, and all of the sales that were made were at figures quite satisfactory to the sellers. Danville, Lynchburg and other interior markets report quiet and steady business in package goods.

NASH COUNTY HAS EXCELLENT SEASON

[Special to The Times-Dispatch.]
Nashville, July 23.—More wheat than usual has been raised in Nash county this past season, and the wheat crop has been good. There is not a finer cotton, corn or peanut county in the State, and every year just a little more wheat is grown. This year fifty-seven boys are growing corn for prizes, and a number of the farmers have pet cornfields. Folks are beginning to grow what they need at home. To care for the wheat crop and grind it into flour are two up-to-date roller mills. One is at the site of the old Webb mill, on Tar River, and the other is at Nashville. The latter is run by J. L. Barber, and is located near Spring Hope. The one at Nashville is owned and operated by N. C. Warren. Both began operation this year. Plans are being made to convert the old Boddie mill, which is located six miles from Nashville, into a roller mill. This is one of the oldest mills in the county, and has always had a large patronage.

The increased wheat acreage has caused the owners to plan building a roller mill. People in some parts of North Carolina are frequently surprised to learn that there is water power in Eastern North Carolina, and yet a number of mills in Nash county are run by water. Both the Barbee and Boddie mills are run by water. Among the new enterprises for Nash county is a canning factory, located at Nashville. The factory will begin operation this week. There is a paid-in capital of \$5,000, and the factory is prepared to take care of hundreds of bushels of tomatoes, potatoes and other things. There are numbers and numbers of acres of tomatoes growing near Nashville and elsewhere in the county this year, and this county was evidently the original home of the Dillard, of Spring Hope, was last year given the title of "Potato King," and there are other farmers in the county who raise potatoes in abundance. The canning factory is a new industry for the county, but it seems destined to be a successful one. Nashville's most prosperous business men are behind the enterprise.

Clearing House Statement.
New York, July 23.—The statement of clearing house banks for the week shows that the banks hold \$40,313,425 more than the requirements of the 25 per cent. reserve rule. This is an increase of \$12,707,775 in the proportionate cash reserve as compared with last week.

The statement follows:
Loans, \$1,323,450,000; decrease, \$6,013,000.
Deposits, \$1,335,000,000; increase, \$7,894,900.
Reserve, \$200,000,000; increase, \$15,144,500.
Reserve required, \$200,251,375; increase, \$1,723,725.
Surplus, \$40,313,425; increase, \$12,707,775.
The statement of banks and trust companies of Greater New York not reporting to the clearing house shows:
Loans, \$1,215,350,000; decrease, \$7,424,200.
Deposits, \$1,245,550,000; increase, \$708,700.
Legal tenders, \$21,007,000; decrease, \$123,200.
Total deposits, \$1,235,804,100; decrease, \$3,451,900.

THE BERKELEY, THE NEW APARTMENT

Twentieth Century City Homes
Under One Roof—Greater
Richmond's Venture.

The new apartment house at the corner of Harrison and Franklin Streets, in the most fashionable residence section of the city, is rapidly nearing completion, and will be ready for occupancy by September 1. The erection of this handsome five-story building is something of a new departure in Richmond. It is true there are numbers of handsome up-to-date apartment houses hereabouts, but the Berkeley is the first to meet the demand of the apartment dweller who desires spacious rooms, extra wide halls and enough floor space and large enough rooms to admit of entertaining handsomely if he desires to do. In other words, it is the only apartment house yet erected in this city that has only one apartment to the floor, and this is regarded as a distinct advantage over the other kind, in which there are numerous entrances and exits that give the idea of a "community" rather than a home. The architecture of The Berkeley is Colonial in style, which Noland & Barkerville, the architects, handle with rare skill. The general appearance of The Berkeley is that of a charming dwelling house, with the entrance for the first apartment through a beautifully proportioned porch on Franklin Street, and to the apartments above through a handsome side entrance on Harrison Street, where access is had to the upper floors by means of an electric elevator and a main stairway.

A library and drawing room occupy the Franklin Street front of each apartment, affording a floor space of thirty-two feet, beyond which is the wide reception hall, from which the main hall (six feet in width) opens through a well planned Colonial arch. Each suite consists of four large bedrooms, with closets; two tiled bathrooms, two servant rooms, a dining room, which is 20 by 14-1-2 feet, and beautifully lighted with two large west windows, and a pantry and kitchen, with freight elevator, back porch and stairway. There are also two linen and trunk closets in each apartment.

The mantels are an exquisite feature of each room, being especially de-

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AROUND AND ABOUT OLD FORK UNION

How the Famous Fork
Section Obtained Its
Now Ancient Name.

THE VILLAGE AND ITS ENTERPRISES

Pet of the Unassuming People.
Another "Fork" Formed by
Branches of Great Railway
System—Immense Water-
Power May Be Utilized
For Manufactories.

BY FRANK S. WOODSON,
Industrial Editor.

Fork Union, Va., July 23.—In my letter from here last week I took up so much space with demonstration work and special farming matters I could not talk any of Fork Union proper and other attractions of the great "Fork" country of Fluvanna, one of the grandest counties in the Commonwealth, although it is much smaller than some of them.

The Rivanna River, which rises away up yonder somewhere in Albemarle county, flows through the center of Fluvanna from the northwest and empties into the James at Columbia. The rich part of Fluvanna lying between the two streams, or rather in the partial triangle thus formed, has ever been called the "Fork," and this village may be called the capital of the "Fork." The word "Union" got stuck on to the name of the "capital" because of the fact that the people in the olden time were said to be unanimous on all subjects, all being Democrats and Baptists—Whigs, Presbyterians, Episcopalians, etc., being as scarce as hen's teeth. It is very much that way yet, especially as to the Democratic part of it, but in religious matters the unanimity is not altogether as pronounced as it was forty or fifty years ago.

Old Church, Merchants and Industries.
The old brick church, which was erected something more than 100 years ago, is a great gathering place for the Baptists of the fork country, and it is in a more flourishing condition now than ever before in its history.

Rev. George H. Snead, D. D., has been the pastor of the church for thirty-two years. Services are held every Sunday morning and night and also on Wednesday nights. A large Sunday school, with Bible and other Bible classes, is held every Sunday in the year, rain or shine.

Fork Union has a little bank, known as the Bank of Fluvanna, which does not attempt to do a world-wide business, but concentrates on the good work of taking care of the funds of the people of the immediate neighborhood and furnishing the farmers and others of the "Fork" with financial accommodations.

The village has three well-filled stores, which do a good business year in and year out. The industries consist of several shops, which do wood work, blacksmithing, shoe repairing, etc., and a mill and horseshoe keg factory, the entire product of which is sold to the Tredegar Company, in Richmond.

Pride and Pet of the People.
The principal industry, if I may so designate it, and the one in which all the people in all this section of the county take an immense pride, is the Fork Union Military Academy. This is a peculiar school, and I doubt if there is another just like it anywhere in the State. It was established eleven years ago, and its marked success so far has abundantly proved the wisdom of the adoption of the peculiar plan. It is peculiar in the first place because it is not intended to be a money-making enterprise. Indeed, it is not a private enterprise at all; it is not conducted in the name of any individual or any company or corporation, and it has been founded and partially endowed by a number of public-spirited Fluvannians and others, who are impelled by the conviction that the public schools are not affording adequate facilities for preparing boys, either for colleges or universities or for all of the practical duties of life. The academy is no rival of the public schools, nor is it designed to become a rival of the colleges, but was established distinctly as a military academy, and it proposes, so I am told, to stick closely to its chosen field.

As I before intimated, the authorities are not in the school business for the money they hope to get out of it, their sole desire being to put education within the reach of persons of moderate means, and therefore the charges for both board and tuition are regulated so as to merely meet actual expenses. The school has two large buildings and ample play and drill grounds. The roll of students has grown from about twenty in 1899 to 200 last term. A detailed officer from the United States Army has charge of the military end of the academy, and he is here for four years, at least.

Health and Railway Facilities.
The village is so healthy that doctors find it hard to make a living hereabouts unless they ride over a large territory. The location is such that it is bound to be healthy. The village is four miles from the James River, and the same distance from the Rivanna, and is on a natural divide, so that a part of the rainfall flows into the James and a part into the Rivanna. Being in the foothills, the entire "Fork" country is in the midway between the malarial of the coast country and the fevers of the mountain section.

Fork Union is four and a half miles from Brems Bluff, on the James River Division of the Chesapeake and Ohio Railway, and a little less than two miles from Fork Union Station, on the Virginia Air Line, another branch of the Chesapeake and Ohio, running through the center of the county and extending from Gordonsville, on the main line, to Strathmore, on the James River Division. By the way, this makes another "fork," and gives the original fork country superb freight

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